



We do things bigger here. Discover Big South Fork Country.

TOWERING TREES, BREATHTAKING MOUNTAINS, DEEP GORGES, natural arches, a winding river, and spectacular wildlife—you will find them all in Scott County. Scott County is located on the Cumberland Plateau, and home to Big South Fork, the fifth largest national park in the Eastern U.S. Here, you'll discover a 125,000-acre recreation area, a 140,000-acre wildlife management area, and 20,000 acres of ATV trails, numerous equestrian trails, whitewater rafting, hiking, fishing, rock climbing, and hunting.

Scott County has a diverse manufacturing base in injection molding, tool and die, and metal fabrication. Local colleges provide a skilled workforce pipeline. With easy accessibility to Interstate 75, you'll discover the infrastructure you need to thrive and grow in East Tennessee.

Big things are happening in Scott County! Let your next Adventure begin here.

East Tennessee – Moving. Mountains.



Scott County at a Glance



STRATEGIC LOCATION: Located an hour north of Knoxville along the Kentucky border, Scott County is within a day’s drive of 70% of the U.S.



ROBUST INFRASTRUCTURE: U.S. Hwy 27 and State Route 63 traverse the county, connecting it to I-75 and I-40. Rail access, general aviation via Scott Municipal Airport’s 5,505’ runway, and McGhee Tyson Airport is 75 minutes away.



RELIABLE ENERGY: TVA is the nation’s most dependable power source and one of the largest electric power systems in the country, providing safe, affordable, clean, and reliable energy.



SKILLED WORKFORCE: Strong workforce development through partnerships with TCAT Oneida and Roane State Community College’s W.H. Swain Center.



OUTDOOR PARADISE: Home to Big South Fork National River and Recreation Area—offering over 125,000 acres of wilderness, whitewater, and hiking. It is the South’s top-ranked destination for equestrian trail riding and off-roading.



AFFORDABLE LIVING: Affordable living in Scott County comes with front-porch views of breathtaking scenery and access to Big South Fork with miles of unspoiled wilderness.



HISTORY AND CULTURE: Visit the Historic Scott County Jail, the Museum of Scott County, or take part in one of the many seasonal festivals that captures the county’s unique pioneer heritage.

DEMOGRAPHICS

TOTAL POPULATION

	2020	2025	2030	Annual Growth Rate
Scott County	21,876	22,705	23,371	0.6%
15-County Region	1,115,069	1,274,446	1,342,734	1.1%
Tennessee	6,355,518	7,298,465	7,645,368	1.0%

POPULATION BY AGE

	2020	2025	2030
Under 5	6.0%	6.0%	6.0%
5 to 9	6.0%	6.0%	6.0%
10 to 14	7.0%	6.0%	6.0%
15 to 24	12.0%	12.0%	12.0%
25 to 34	12.0%	13.0%	13.0%
35 to 44	13.0%	12.0%	12.0%
45 to 54	13.0%	13.0%	13.0%
55 to 64	13.0%	14.0%	13.0%
65+	17.0%	18.0%	19.0%
Median Age	40.4	41.2	41.8

38% of the 2025 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

	2020	2025	2030
White	96.3%	95.8%	95.5%
Black	0.2%	0.3%	0.3%
American Indian/ Alaska Native	0.2%	0.2%	0.2%
Asian	0.2%	0.4%	0.4%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	2.8%	3.1%	3.4%
Hispanic Origin (Any race)	0.9%	1.2%	1.3%

HOUSEHOLDS & FAMILIES

	2020	2025	2030
Total Households	8,625	8,866	9,102
Total Families	5,820	5,813	5,911
Average Household Size	2.5	2.4	2.4
Owner Occupied	72.2%	73.6%	75.4%
Renter Occupied	27.8%	26.4%	24.6%
Vacant	12.0%	11.7%	11.2%

PER CAPITA INCOME

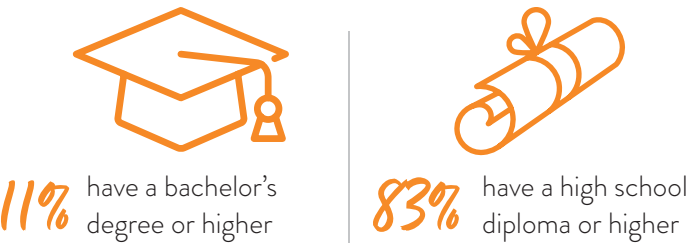
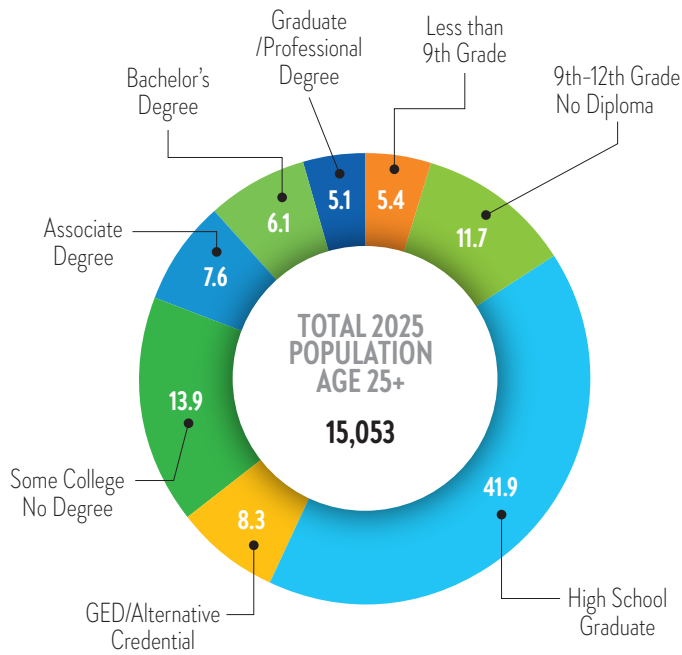
	2025	2030
Scott County	\$23,563	\$26,071
Tennessee	\$40,507	\$45,742
United States	\$45,360	\$50,744

MEDIAN HOUSEHOLD INCOME

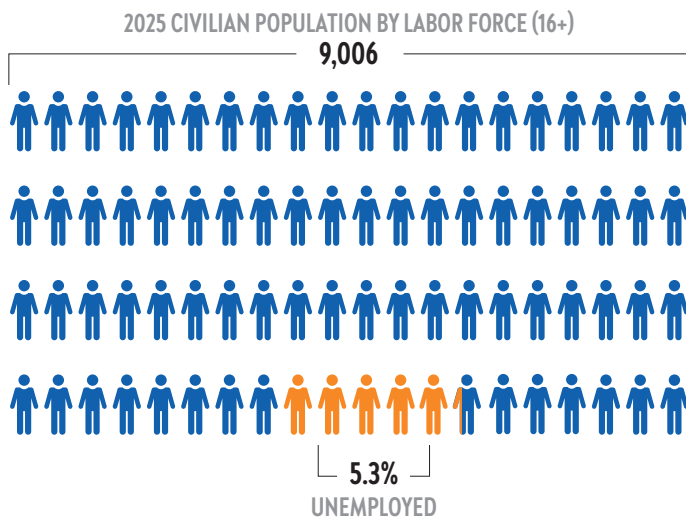
	2025	2030
Scott County	\$44,285	\$48,189
Tennessee	\$72,259	\$82,174
United States	\$81,624	\$92,476

EDUCATION AND
WORKFORCE

2025 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT

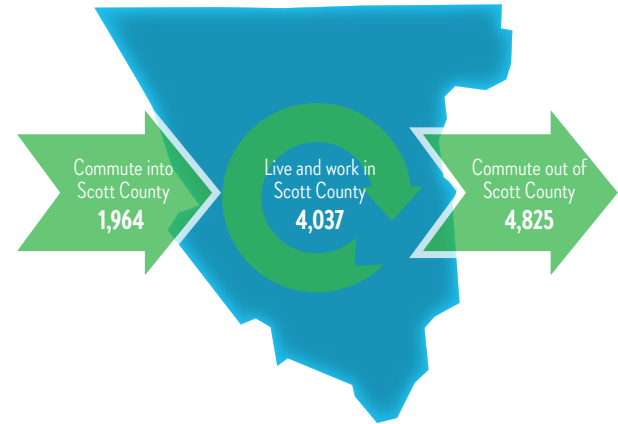


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2023)



WHERE WORKERS LIVE

	Count	Share
All Counties	6,001	100.0%
Scott County, TN	4,037	67.3%
McCreary County, KY	222	3.7%
Campbell County, TN	172	2.9%
Knox County, TN	159	2.6%
Anderson County, TN	146	2.4%
Morgan County, TN	133	2.2%
Fentress County, TN	123	2.0%
Cumberland County, TN	56	0.9%
Hamilton County, TN	46	0.8%
Pulaski County, KY	38	0.6%
All Other Locations	869	14.5%

TRAVEL DISTANCE TO WORK

Less than 10 miles	59.8%
10 - 24 miles	16%
25 - 50 miles	10.7%
50 miles or more	13.1%



SCOTT COUNTY

BUSINESS & INDUSTRY

2025 EMPLOYMENT BY INDUSTRY

	%	Employees
Agricultural, Natural Resources & Mining	0.5%	35
Business & Professional Services	4.1%	272
Construction	9.3%	622
Education & Health Services	12.1%	811
Financial Activities	2.1%	139
Government	23.0%	1,541
Information	0.3%	22
Leisure & Hospitality	7.6%	506
Manufacturing	19.0%	1,273
Other Services	3.6%	239
Retail	13.0%	871
Trade, Transportation & Utilities	5.5%	370
Total	100.0%	6,701

2025 BUSINESS ESTABLISHMENTS BY INDUSTRY



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
Scott County Board of Education	School	251-500
Tennier Industries	Manufacturing	251-500
Great Dane Limited Partnership	Manufacturing	251-500
JDS Technologies	Manufacturing	251-500
Walmart Stores	Retail	251-500
Oneida Special School District	School	under 250
Takahata Precision Tennessee, Inc.	Manufacturing	under 250
HBD Industries, Inc. / Thermold, Inc.	Manufacturing	under 250
Scott County Government	Government	under 250
Scott Appalachian Industries, Inc.	Non-Profit	under 250

GROSS RETAIL SALES



SCOTT COUNTY

TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3.6+ million passengers 2025
Scott Municipal (Oneida) Airport
5,506' Runway



Highways
U.S. Highways:
27
State Highways:
29 52 63
154 297 456



Railroads
Norfolk Southern

TAXES

PROPERTY TAX	
Property Tax Rate (County)	\$1.60
State Property Tax	None
Assessment Ratio: Residential Property	25%
Assessment Ratio: Farm Property	25%
Assessment Ratio: Commercial/ Industrial Property	40%
Assessment Ratio: Public Utility Property	55%
Assessment Ratio: Business Personal Property	30%

SALES TAX	
State sales tax rate	7%
County sales tax rate	2.25%
STATE TAX	
State Income Tax on Wages	None
State Income Tax: Interest from Bonds and Notes and Dividends from Stock	None (Hall Income tax was fully repealed January 1, 2021)
Excise Tax (State)	6.5% of Tennessee taxable income
Franchise Tax (state)	0.25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
Unemployment Insurance Tax (state)	2.7% of the first \$7,000 in wages for new employers

HOUSING

Median rent
\$930

Median listing home price
\$300K

Median listing home price/sq ft
\$168

Median sold home price
\$252K

SOURCES:

ESRI Demographic & Income Profile
Lightcast
Realtor.com May 2026
The Tax Foundation (2025)
TN Comptroller of the Treasury (2025)
Tennessee Department of Revenue (2025)
TN ECD County profile tool



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